



MEETING AGENDA

AGC – General Services Administration Meeting

1:00 PM – 2:30 PM

Introductions

Jason Hard
Chair, AGC Federal Facilities Committee

Welcoming Remarks

Dan Mathews
Commissioner of the Public Buildings Service

Jessica Salmoiraghi
Associate Administrator, Office of Government-wide Policy

PBS Program Update

Tracy Marcinowski
Assistant Commissioner, Office of Acquisition Management

Tim Turano
Deputy Assistant Commissioner, Office of Facilities Management

Judith Zawatsky
Assistant Commissioner, FAS Office of Systems Management

Allison Azevedo
Assistant Commissioner, Office of Leasing

Flavio Peres
Assistant Commissioner, Real Property Utilization and Disposal

Julia De Rosi
Director, Zone A

Additional GSA Personnel

2020/2021 BUDGET, APPROPRIATIONS, & PROJECTS OUTLOOK

- Please provide a general update on upcoming and anticipated projects included in the approved FY20 enacted budgets and the FY2021 Request.
 - What is the breakdown of projects? By project types (Federal Buildings, Courthouses, LPOE, R&A); By procurement/project delivery method (design-build, CMc, design-bid-build); By state/location.
 - There are projects that are authorized, but do not have funds appropriated. What is the status of these projects, and when are appropriations expected?

Federal Stimulus

- There has been discussion of a potential Federal stimulus package funding design and construction for the GSA, DoD and other agencies similar to the 2009 Recovery Act.
 - Please elaborate on these reports and what industry can expect related to timing, delivery methods (Bid-Build, CMc, Design-Build, etc). Phasing of procurements (similar to the 2009 ARRA approach) to support GSA in its mission
 - How can industry help GSA be successful in its mission to rapidly deploy “shovel ready” and soon to be “shovel ready” work to the market place?

GSA Response to COVID-19

- The industry is navigating through an unprecedented situation. AGC thanks GSA for the high level of communication with contractors during the COVID-19 pandemic.
 - The conference calls with NIBS has been productive dialog with topics such as:
 - Risk sharing
 - Supply chain disruptions
 - Labor shortages due to restrictions
 - Delay management
 - Contracting Officer / Project Manager responsibilities
 - Managing change conditions where project budgets could not have contemplated COVID-19

- The design and construction industry is implementing health and safety protocols to assure the continuity of essential work during the pandemic, has there been any discussion regarding modifying project safety plan requirements?
- Please discuss some of initiatives GSA is implementing to address the impacts on projects
- Continued, regular engagement with industry is critical.

Beta.Sam.Gov

- GSA is migrating 10 online federal websites into beta.SAM.gov. Since FBO.gov migrated to beta.SAM.gov in late 2019, contractors have suffered greatly reduced access to federal contract opportunities, and as a result the federal government is experiencing decreased competition from a robust list of bidders. AGC members have noted the interface issues for users and unreliability of beta.SAM.gov, making it even harder for the government to effectively share opportunities and contractors to bid on federal projects.
 - What has GSA done to better improve the sufficiency of beta.SAM.gov, particularly for finding and monitoring opportunities?
 - When does GSA believe the system will return to the same level of functionality of FBO.gov (especially the tracking and naming conventions)?
 - What resources are there to assist contractors in searching for and tracking opportunities?
 - Will GSA commit to working directly with AGC members to identify and fix these deficiencies.
 - What can industry do to help the GSA resolve the issues?

Construction Manager as Constructor (CMc) Program

- In January 2020, the General Services Administration Acquisition Regulation (GSAR) was amended to formally adopt Construction Manager as Constructor (CMc) (aka CM at Risk) as a project delivery method. AGC supports the CMc delivery method and we provided industry feedback to the rule (Subpart 536.71 - Construction-Manager-as-Constructor Contracting)
 - Please explain what aspects of the industry feedback were helpful in shaping the new rule.
 - Some aspects of industry feedback were not incorporated, please share ideas behind not incorporating some items,

- Please elaborate on the rationale behind the new CMc rule specifics.
- Because the CMc delivery model has been a veraiance and now is very “new” within the GSA, some Contracting Officers and Project Managers have varying understandings of the incentive based CMc form of contract and specifically reconciling the CMc Contingency Allowance (CCA).
 - Is there a training program being made available to GSA managers and Contracting Officers to assist in aligning the contract methods and incentive based contract type?
 - Can the AGC assist with a reverse industry training session?

MAJOR REPAIRS AND ALTERATIONS

- The FY 2021 Funding Request includes \$1.36B for repairs and alterations to numerous Federal buildings and Courthouse across the country.
 - Does the GSA have an idea if most of these will be funded?
 - Please elaborate on the priority projects in the R&A program
 - Does the GSA anticipate the R&A program to grow, maintain or decline in the coming years?

DEVELOPER LEAD SOLICITATION

- Within the vast portfolio of government owned and leased assets, GSA plays the role of broker and property manager to many civilian agencies of the U.S. government. Recent trends allude to the actions being taking to reduce the overall Government footprint and perhaps the overall lease properties.
 - Please explain how projects are determined to fall within the lease program and how feasibility, PDS and other study(ies) are used by GSA to determine if lease construct is the “right fit”.
 - Please elaborate on current plans for the lease program.

FEASIBILITY AND PROGRAM DEVELOPMENT STUDIES

- GSA’s Feasibility Studies and Program Development Studies (PDSs) form the foundation of the Capital Program. Please share information related to how the PDS process works and which feasibility and PDS studies may be underway now.
 - What feasibility and/or PDS studies are underway or recently completed related to the Courthouse, LPOE, FEDERAL building and other programs?

- There is a push for IT expansions and upgrades. Will this entail infrastructure and building upgrades / expansions / construction that GSA will manage? If so, please detail what this may look like.

CIVILIAN PROPERTY REALIGNMENT

- In December 2016, the AGC-supported Federal Assets Sale and Transfer Act became law. This bipartisan law will shrink the federal footprint and streamline the disposal of excess or underutilized federal buildings. Among other things, the Federal Assets and Transfer Act requires: Establish a Public Buildings Reform Board to identify opportunities to reduce the federal real property inventory; Require the Board will make recommendations for the sale of at least \$8 billion worth of underutilized and vacant federal properties; Require the Board to create a website making relevant information accessible to the public; and Require GSA to create and publish a single, comprehensive database of all federal real properties.
 - What is the status of these efforts?
 - What current efforts or new/planned initiatives does GSA have in mind to further the goals of maximizing the efficiency of the federal real property portfolio?

Covered Telecommunications Ban

- Section 889(a)(1)(B) prohibits agencies, including GSA, from entering into a contract (or extending or renewing a contract) with an entity that uses any equipment, system, or service that uses covered telecommunications equipment anywhere in the supply chain. AGC has communicated the difficulty both agencies and contractors will have in ensuring the complete ban on this telecommunication equipment.
 - How does GSA plan to implement these requirements? Will GSA provide guidance as to what information contractors will be liable for protecting?

General Questions

- How can AGC improve this session and serve GSA better in the future?
- What would GSA like to see included in future AGC Federal Contractor Conference forums?
- Open questions from the floor?